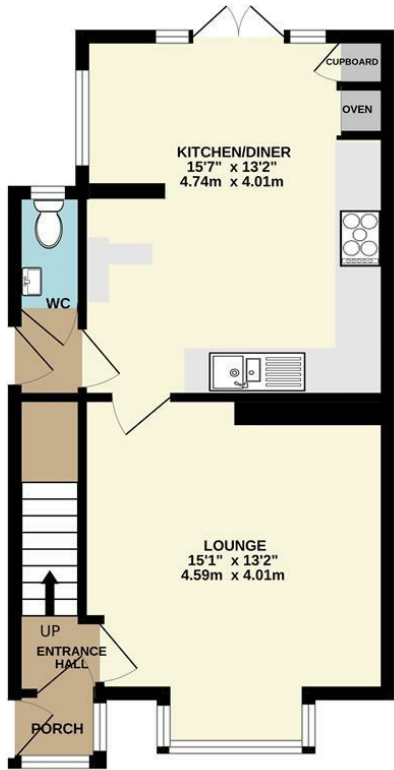
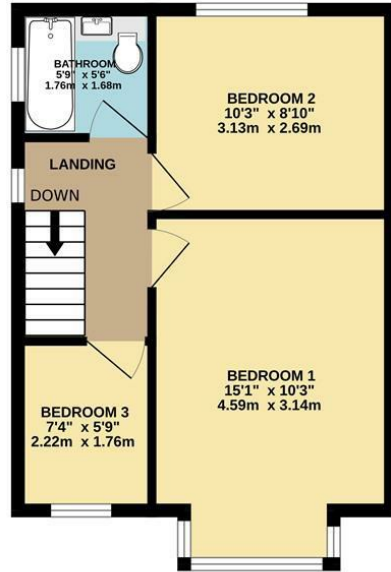


GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

51, Upper Wortley Road, Rotherham, S61 2AE

Guide Price £200,000

51 Upper Wortley Road, Kimberworth, Rotherham, S61 2AE

Description
ELR are delighted to bring to the open market this delightful THREE BEDROOM SEMI DETACHED property, situated on the ever popular Upper Wortley Road area of Kimberworth. This well presented property is an ideal home for young or growing families being located close to several reputable schools. In addition to being in close proximity to amenities, shops, and convenient public transport links including the M1 motorway.

As you step inside, you are greeted by a welcoming porch with access to the inner living accommodation. The spacious Lounge has a front facing bay window and leads onto the beautiful Open Plan Dining Kitchen with a range of fitted appliances including, Fridge Freezer, Four Ring Gas Hob, Electric Oven, Dishwasher and Wine Cooler. Patio doors lead onto the Raised Decking Area, ideal for family gatherings and socialising. Also off the Dining Kitchen is the Downstairs WC and additional deep storage cupboard

Upstairs, you will find three well-appointed bedrooms, including two generously sized doubles, providing ample space for a growing family or visiting guests. A modern family bathroom with a shower over the bath completes the upper level.

Outside, the front of the property boasts a shared drive, the current owners have obtained a quote to add additional off road parking to the front garden. This is available for any potential buyers to see. A detached garage offers ample storage space and boasts both power and light, a wooden gate provides side access to the raised decking. Steps from the decking lead down to the main body of the garden which is laid to lawn and enclosed by wooden fencing. A door leads into yet more storage space which runs under the garage.

Don't miss the opportunity to make this house your home! Contact us today to arrange a viewing and start envisioning your future in this wonderful property!

- EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- BEAUTIFUL OPEN PLAN DINING KITCHEN
- DETACHED GARAGE AND LARGER THAN EXPECTED REAR GARDEN
- FULLY FITTED KITCHEN WITH A RANGE OF APPLIANCES
- IDEAL FOR ACCESS TO THE MOTORWAY NETWORK
- CLOSE TO SEVERAL REPUTABLE LOCAL SCHOOLS
- PROPERTY OFFERS FURTHER POTENTIAL TO EXTEND (STP)
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO NUMEROUS LOCAL AMMENITIES
- EARLY VIEWING IS STRONGLY ADVISED



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